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**LVDG, LLC [SERIES 143]**  
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9 UNITED STATES DISTRICT COURT  
10 DISTRICT OF NEVADA

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12 NATIONSTAR MORTGAGE, LLC, )  
13 )  
Plaintiff, )  
14 vs. )  
15 LVDG, LLC; ALESSI & KOENIG, LLC; )  
16 SUTTER CREEK HOMEOWNERS )  
ASSOCIATION; DOE INDIVIDUALS I )  
17 through X, inclusive; and ROE )  
CORPORATIONS XI through XX, inclusive, )  
18 Defendant. )  
\_\_\_\_\_ )

Case No. 2:15-cv-01636-RCJ-CWH

19 **STIPULATION TO SUBSTITUTE PARTIES**

20 COMES NOW Defendant, LVDG, LLC (“*LVDG*”); Plaintiff, NATIONSTAR  
21 MORTGAGE, LLC (“*Nationstar*”); and proposed Defendant, AIRMOTIVE INVESTMENTS,  
22 LLC (“*Airmotive*”), by and through their undersigned counsel, and hereby stipulate and agree as  
23 follows:

- 24 1. On August 25, 2015, Nationstar filed this action seeking various relief related to a  
25 deed of trust recorded against real property commonly known as 3261 Sutters  
26 Fort, North Las Vegas, Nevada 89032 (“*the “Property”*”) and a homeowners  
27 association lien foreclosure sale related thereto.  
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- 1           2.     LVDG presented the prevailing bid at the HOA's foreclosure sale and thereby
- 2                 acquired title to the Property.
- 3           3.     At the time the Plaintiff filed this action, LVDG was the record title holder of the
- 4                 Property.
- 5           4.     LVDG subsequently transferred and conveyed its interest in the Property to
- 6                 Airmotive on or about February 1, 2017, by way of a Grant Deed recorded in the
- 7                 office of the Clark County Recorder on February 9, 2017, as Instrument No.
- 8                 20170209:00318
- 9           5.     Airmotive is currently the record title holder of the Property.
- 10          6.     LVDG no longer claims any right, title or interest in the Property.

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7. Airmotive shall be substituted as a defendant in this action as the real party in interest in the place and stead of LVDG. LVDG shall be dismissed from this action without prejudice. All claims and defenses asserted by and against LVDG in this action shall be deemed to equally apply to Airmotive and the case caption shall be appropriately amended.

Dated this 10<sup>th</sup> day of September, 2019.

ROGER P. CROTEAU &  
ASSOCIATES, LTD.

AKERMAN, LLP

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IT IS SO ORDERED.

By:   
Judge, U.S. District Court

Dated: September 20, 2019.